



## Cowper Road Harpden, AL5 5NG

Well presented, four bedroom period home of circa 1,359 sq ft, arranged over three floors. Low maintenance, private rear garden with home office. Located on a much sought after road, within walking distance of the town centre and station, and ideally placed for excellent schooling.

**Guide price £1,050,000**

# Cowper Road Harpden, AL5 5NG



- Four bedroom period property
- Circa 1,359 sq ft
- Walking distance to town centre and station
- Sought after road
- Garden Office
- Well placed for excellent schooling
- Arranged over three floors
- Low maintenance private rear garden
- Council Tax Band F

Porch

Entrance Hall

Living Room

12'9" x 11'5" (3.9 x 3.48)

Cloakroom

Utility/Studio

12'4" x 8'0" (3.77 x 2.44)

Kitchen/Dining/Family Room

21'9" x 14'4" (6.64 x 4.39)

Bedroom One

13'1" x 11'10" (4.01 x 3.63 )

En-suite with Shower

Bathroom

Bedroom Two

11'11" x 9'0" (3.64 x 2.75)

Bedroom Three

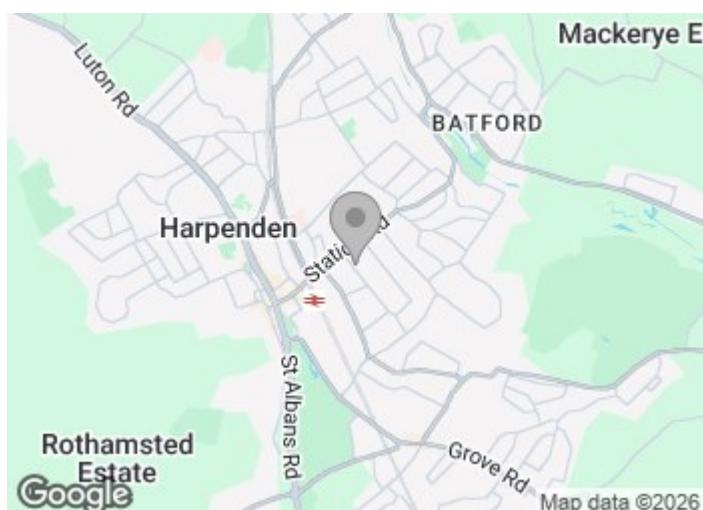
8'8" x 6'2" (2.65 x 1.89)

Bedroom Four

14'5" x 10'0" (4.40 x 3.06)

Garden Office

16'11" x 10'0" (5.18 x 3.05)





## Floor Plan

### Cowper Road

Approximate Gross Internal Area = 126.3 sq m / 1359.7 sq ft  
 Garden Office = 15.9 sq m / 171 sq ft  
 Total = 142.2 sq m / 1530.7 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1267914)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	